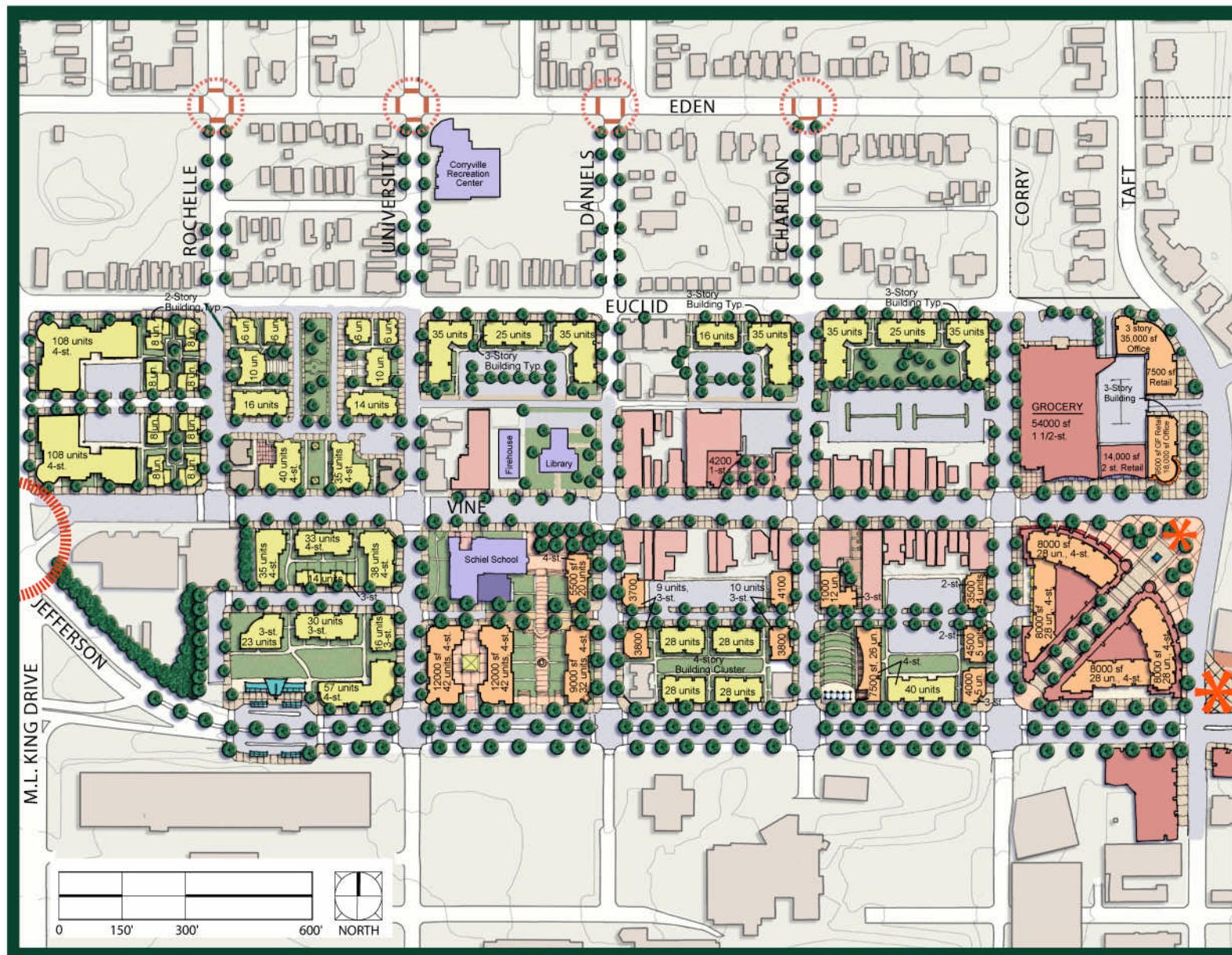


Schedule of Uses



Building Schedule

EXISTING USES ⁽¹⁾	
RETAIL:	84,100 s.f.
OFFICE	3,900 s.f.
ENTERTAINMENT:	29,000 s.f.
RESIDENTIAL	100 units

PROPOSED USES

MIXED-USE BUILDINGS	
RETAIL ⁽²⁾ :	119,000 s.f.
OFFICE	54,600 s.f.
RESIDENTIAL:	338 units

RESIDENTIAL:	1,060 units.
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SINGLE-USE RETAIL	
CONVENIENCE	
RETAIL:	19,200 s.f.
GROCERY	54,000 s.f.

TOTAL USES:

RETAIL:	222,300 s.f.
OFFICE	58,500 s.f.
GROCERY:	54,000 s.f.
RESIDENTIAL	1,498 units

REQUIRED PARKING SPACES:

RETAIL - 5	
SPACES / 1000 s.f.	1110
OFFICE - 3.5	
SPACES / 1000 s.f.	205
GROCERY - 7	
SPACES / 1000 s.f.	378
RESIDENTIAL - 1.5	
SPACES / UNIT	2247

Total: 3,940

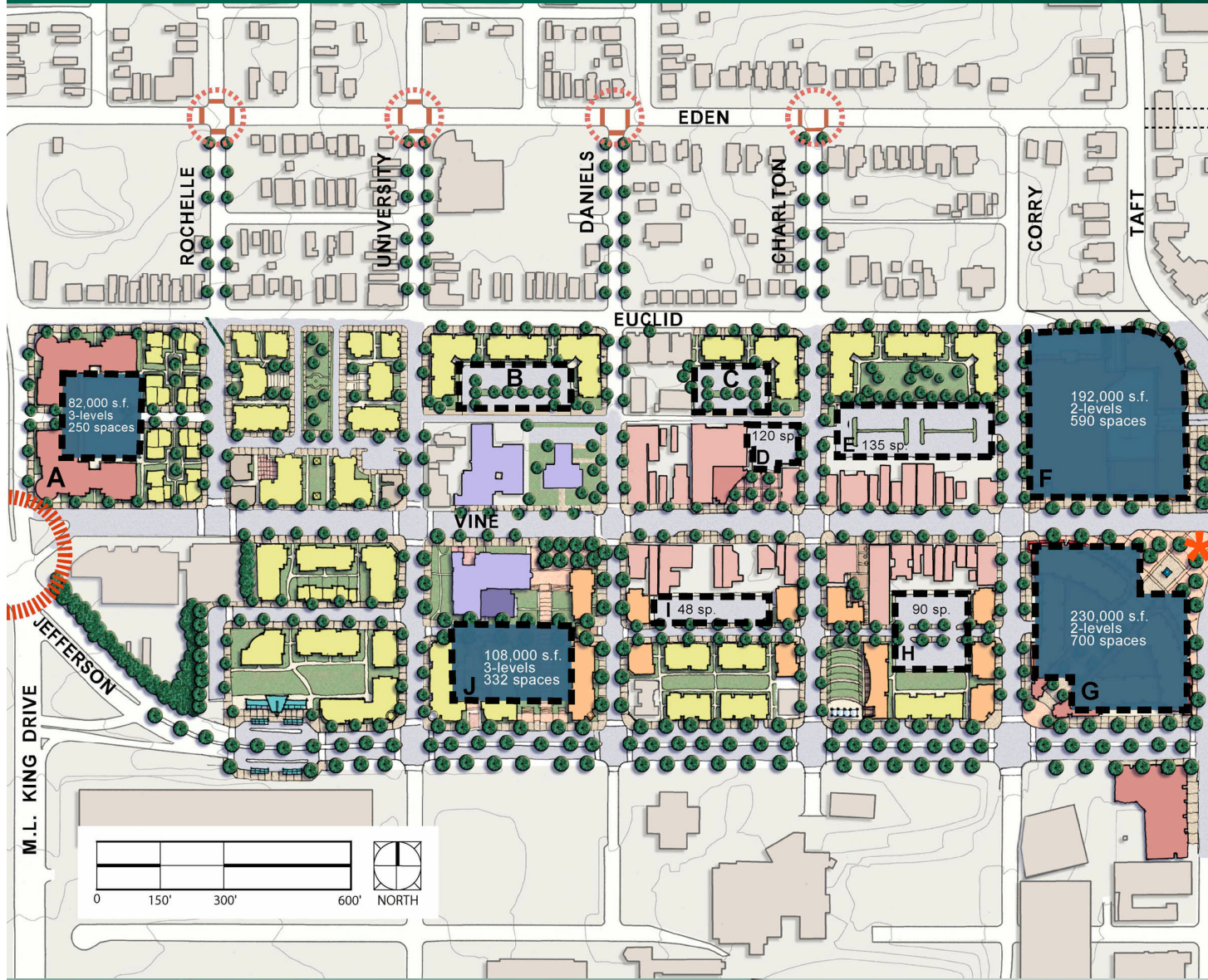
NOTES:

- (1) Existing commercial uses to remain.
All areas derived from GIS mapping and not detailed building survey. Number of existing residential units estimated. Actual count to be determined.
- (2) Retail use total includes neighborhood convenience & specialty retail, restaurant, banking, and pharmacy stores.

KINZELMAN KLINE GOSSMAN
GOODY CLANCY ASSOCIATES
June 2004

University Village Urban Renewal Plan

Future Parking



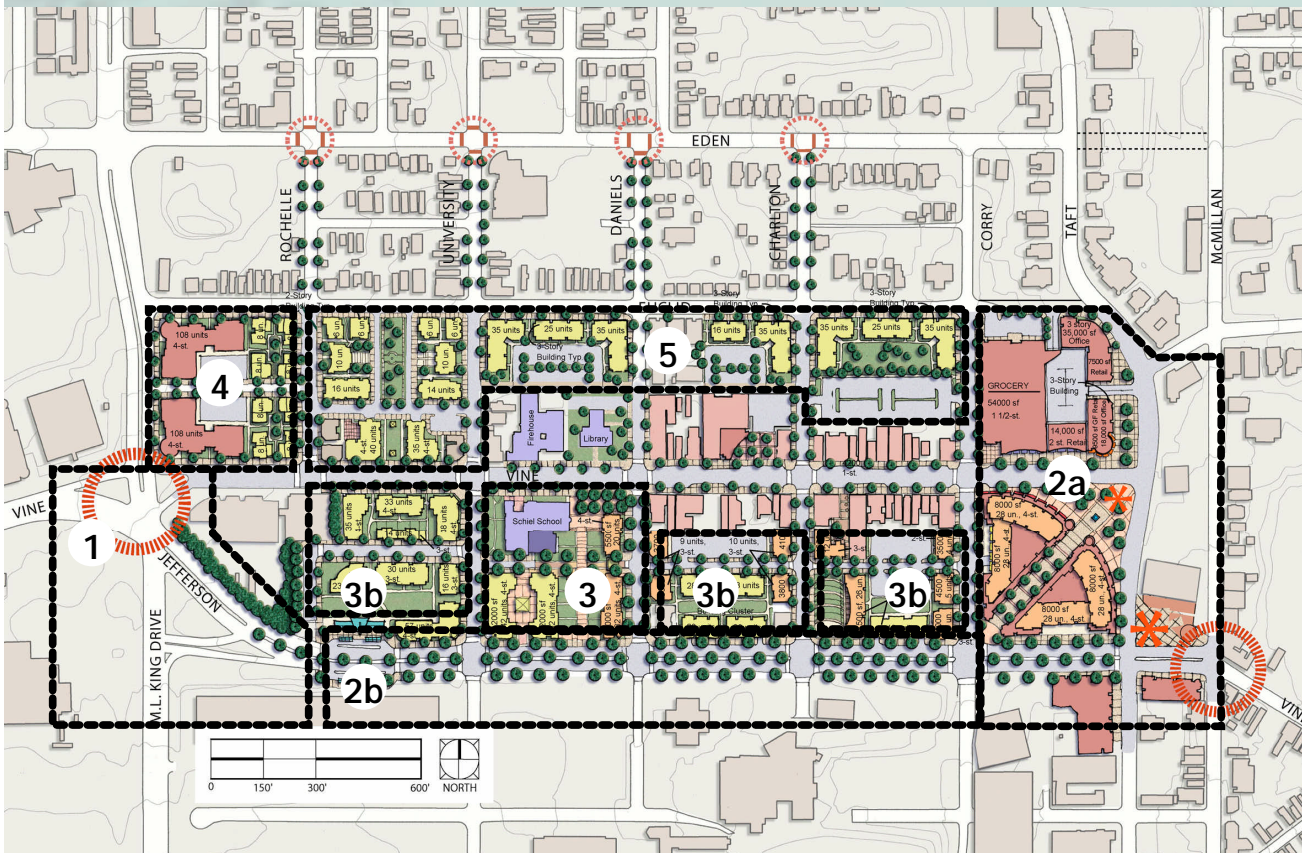
A:	PROPOSED 3-LEVEL GARAGE:	250 spaces
B:	PROPOSED SURFACE PARKING:	80 spaces
C:	PROPOSED SURFACE PARKING:	55 spaces
D:	EXISTING PARKING GARAGE:	120 spaces
E:	EXISTING SURFACE PARKING:	135 spaces
F:	PROPOSED 2-LEVEL GARAGE:	590 spaces
G:	PROPOSED 2-LEVEL GARAGE:	700 spaces
H:	SURFACE PARKING:	90 spaces
I:	SURFACE PARKING:	48 spaces
J:	PROPOSED 3-LEVEL GARAGE:	332 spaces
TOTAL OFF-STREET PARKING:		2,400 spaces
EXISTING ON-STREET PARKING: ⁽¹⁾		636 spaces
PROPOSED PARKING:⁽²⁾		3,036 spaces

NOTES:

(1) Existing on-street parking derived from 1993 Urban Design Plan, by the City of Cincinnati.

(2) Total proposed parking count represents total required parking less credits for shared use in transit-oriented & urban mixed-use districts. See "SmartCode", by Duany Plater-Zyberk & Company. Actual future parking count dependant upon level of public transit service, actual land use mix, and distribution of uses.

Phasing Plan



Schedule of Uses:

Phase 1: *MLK Improvements.*

Phase 2a:

North Parcel:

31,000 sf Retail/Restaurant

53,000 sf Office

54,000 sf Grocery

South Parcel:

32,000 sf Retail/Restaurant

112 Residential Units

Phase 2b: *Transit Hub Development and Street Improvements.*

Phase 3:

136 Residential Units

38,500 sf Retail/Restaurant

Phase 3b:

488 Residential Units

35,900 sf Retail/Restaurant

Phase 4:

280 Residential Units

Phase 5:

390 Residential Units